

The Balboa Park Committee believes that due to the Zoo's Requested Master Plan and Central Mesa Precise Plan Amendments, Leasehold Revisions and Proposed Expansion for the Park Boulevard Promenade Project there needs to be significant conditions/recommendations for impacts to the Park, the communities adjacent to the project area as well as regional interests.

The Balboa Park Committee understands not all our recommendations are part of the proposed Park Promenade Project, however we want to be clear one parking structure will not solve the parking and circulation and land use problems in the Park.

**Conditions/Recommendations:**

1. The Balboa Park Committee requests that the Zoological Society agree to the following points until the Parking, Circulation and Land Use Study (Master Plan Update) is complete:
  - The Zoological Society will not pursue, develop, or implement any new exhibit areas or any new parking improvements outside of the current leasehold boundaries;
  - The Zoological Society will not pursue any changes to the leasehold boundaries;
  - The Zoological Society will not begin discussions for a financing plan for the Park Promenade Project.

If, as a result of the Balboa Park Parking, Circulation and Land Use Study, alternative recommendations are made, and adopted by City Council, the Society understands that their proposed project will have to be amended to be consistent with the findings of the Study.

2. In addition to the Zoo Parking Structure, there needs to be an integrated parking solution/structure with appropriate landscaping at Inspiration Point.
3. The Zoological Society will acknowledge the ultimate size of the proposed parking structure may differ from the 4800 spaces in the requested Plan Amendments. The ultimate size of the Zoo Structure may need to be adjusted to reflect the relationship of other structures and lots being considered throughout Balboa Park.
4. Create contingency plans for peak traffic events for example, Coronado Bridge flexible lane realignment, for getting in and out of structure. Contingency plan should also include traffic control along Park Boulevard.

5. A plan for handicapped parking in the parking structure will be created with an emphasis on how it will be enhanced during peak traffic events.
6. There shall be monitored security measures for all levels of the Parking Structure.
7. The bridge and transit center shall be relocated away from the Rose and Cactus Gardens.
8. The Zoo is to coordinate with MTDB regarding design and location of the Transit Center.
9. There shall be a comprehensive plan for operations and maintenance for the parking structure. Given the special needs of the sunken garden the Zoo will agree to provide this function.
10. The Zoo will be responsible for the day to day cost of operations of the Promenade Parking Structure, as they are with the current Zoo surface lot. But pursuant to a separate operation and maintenance agreement and shall not be included in the lease.
11. The Zoological Society will stipulate that inside the Zoo, use of the additional exhibit area is limited to Zoological Gardens, animal exhibits and a small percentage of commercial use to maintain the existing balance of uses that exist today. The actual percentage of exhibit to commercial space will be included in any revisions to the lease agreement between the City and the Zoo and in any amendments to the Balboa Park Central Mesa Precise Plan and the Master Plan.
  - 93.5% of all (existing and proposed expansion) of the zoological gardens would be used for animal and botanical exhibits and facilities support. (Park Blvd Promenade EIR June 16, 2003 Additional Zoological Garden Space Pg. 3-13)
  - 6.5% or less of all (existing and proposed expansion) would be used for restaurants and gift shops.
  - Percentage of uses and the location of restaurants and gift shops will be updated yearly to the Balboa Park Committee.
12. Zoological Society will specify in the Plan Amendments and the Lease agreement with the City, that they will not build any amusement rides or hotels within their leasehold.
13. Barriers to be used along and within the light wells of the Parking Structure will be appropriate to provide for the public's safety and subordinate to the surrounding architecture and landscaping.

14. The Zoo and the City will work with the Citizens Review Committee on ADA issues to enhance access for the disabled in the project area. The Zoo should consider a wheelchair accessible bus for the handicapped within the leasehold. This bus will make a variety of stops, allowing for access to as many exhibits and gardens as feasible.
15. There will be no change to access or circulation patterns to Village Place as it operates today.
16. The Zoo will work with the Natural History Museum to clarify and assure that the Promenade Structure will provide an adequate and appropriately placed loading dock for the Museum.
17. A plan specifying evaluation criteria, a time line and financial responsibility will be created to allow for evaluation of the Sunken Gardens viability. A back-up plan will be created should the garden be deemed unsuccessful following implementation. The back-up plan can include but not be limited to; art, fountains and statues.
18. There will be a maximum building height of 30 ft for the first 15 ft of setback into the zoological gardens. Buildings will be unobtrusive, sensitive to the surroundings outside the Zoo leasehold and screened with appropriate plantings.
19. The fence and plantings at the eastern edge of the project area be should broken up by placement of art and windows, allow for viewing into the zoo or an alternative use of glazing, be unobtrusive and aesthetically sensitive to the surrounding area.
20. There will be kiosks with information from institutions and other events in the park along with directional kiosks at elevators/escalators for parking structure.
21. The restaurant within the Zoo's fence, to the northeast of Spanish Village, shall be open to the public and have it's entry way open to the public without having to enter the Zoo.
22. The Gateway entry statements shall be sited and designed with input from all appropriate stakeholders.
23. Appropriate stakeholders, not limited to the San Diego Unified School District's Architect, will participate in design and review of traffic calming and pedestrian/bike enhancements for residents and students/staff going to the Park & Roosevelt Junior High School.

24. Existing view corridors will be maintained as defined by the existing Master Plan adopted July 25, 1989.
25. A consulting Arborist shall review any proposal to alter or excavate the Landmark Tree, Moreton Bay Fig, located at Village Place. An updated and corrected inventory of significant trees will be created. The consulting arborist will assist in planning to move and protect the Significant Trees and should attend all appropriate precon meetings.
26. Whenever possible plantings will be drought tolerant and low maintenance.
27. Create a plan for Operations and Maintenance, with a funding source identified, for all newly built areas of the Park Promenade Project within Balboa Park but outside the Zoo's leasehold.
28. The construction firm will have a means for individuals, businesses or institutions to file for mitigation of excessive pollution due to dust, noise or chemicals in the area. Assessment and corrective action will be taken as soon as possible to reasonably minimize the problem.
29. There will be a cessation of construction when it will interfere with outdoor performances including but not limited to the Old Globe Lowell Davies Festival Stage, Starlight Bowl and the Organ Pavilion.
30. There will be a plan to assist Businesses and Institutions with publicizing when they are open during the period of construction and how to reach them during the construction.
31. A Mitigation Community Subcommittee will be formed consisting of stakeholder representatives from, but not be limited to, the Balboa Park Committee, Balboa Park Cultural Partnership, Park and Recreation Department, Uptown Planners, Morley Field Recreation Council, Greater Golden Hill Planning Committee, Centre City Advisory Committee, Greater North Park Planning Committee, to monitor construction impacts prior and during construction. This committee will be staffed by the Zoo and the City.
32. The appropriate Zoo staff will actively participate in the Cultural Partnership, the Parking, Circulation and Land Use Study and the Balboa Park Committee meetings.
33. Incorporate the US Secretary of Interior's Standards for the treatment of historic properties and standards for rehabilitation.

34. The Zoological Society will do an evaluation of the employee parking lot project area for potential impacts to archeological resources.
35. There will be a five year restoration monitoring plan for the crib wall on Richmond Street/Employee Parking Lot. Color of the crib wall will conform to the natural environment.
36. Provide safe guards in addition to current regulations for URMP, SUSMP and SWPPP consisting of BMPs to eliminate or reduce runoff, pollutants in non-point source storm water discharges.
37. The Zoo, at the completion of construction will repave streets surrounding Project Footprint – Richmond from SR163 to Upas, Upas from Richmond to Park, Park from Upas to A I-5 and Zoo Drive from Park to Florida.
38. With the San Diego Unified School District's approval, the Roosevelt Junior High Athletic Field should be turfed and a Joint Use Agreement be established between the City of San Diego and the San Diego Unified School District. In addition the Zoo & the City will stipulate they will not use the area as overflow parking; The City would agree to provide appropriate maintenance of the Joint Use field.
39. The Zoo will reclaim and landscape an additional two acres of free, public, flat, open space within Balboa Park's footprint. The landfill should be considered for this mitigation.
40. Should the City approve the vacation of Florida Canyon Drive, as called for in the East Mesa Precise Plan, the Zoological Society will offer their expertise in the restoration and maintenance of Florida Canyon, an environmentally sensitive area.
41. The Park Blvd. Promenade Project will continue to the southern edge of Balboa Park. This would complete the Balboa Park portion of the Bay to Park Link.